

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	74545	Agenda Number	10.
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Meeting Date:	9/28/2017	Department:	Austin Water Utility
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Subject

Authorize the negotiation and execution of a Community Facilities and Cost Reimbursement Agreement with Austin 1801 East 6th, L.P., a Texas limited partnership, for a portion of the Plaza Saltillo Water Rehabilitation Phase II Capital Improvement Project for an amount not to exceed \$250,000. (District 3)

Amount and Source of Funding

Funding is available in Austin Water’s Fiscal Year 2016-2017 Capital Budget.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	
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Prior Council Action:	
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For More Information:	Bart Jennings, 512-972-0118; Denise Avery, 512-972-0104
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Council Committee, Boards and Commission Action:	September 13, 2017- Recommended by the Water and Wastewater Commission on a 9-0 vote with Commissioner Blanding absent and Commissioner Lee off the dais.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

Austin 1801 East 6th, L.P. (“Austin 1801”) owns a tract on the south side of E. 6th Street between Chalmers Avenue and Chicon Street (shown in attached exhibit) on which it plans to construct an office development. As a part of its Capital Improvement Program (“CIP”), Austin Water plans to upgrade the existing water main located in E. 6th Street between Chalmers Avenue and Chicon Street.

A portion of the City’s CIP geographically overlaps a storm water drainage improvement that Austin 1801 must complete for their proposed development. So that one traffic closure, instead of two, can be used for the improvements related to the Austin 1801 proposed development, Austin Water and Austin 1801 are proposing to allow Austin 1801 to construct the portion of the Plaza Saltillo Water Rehabilitation Phase II water main improvements in E. 6th Street between Chalmers Avenue and Chicon Street. The water main improvements consist of approximately 7800 linear feet of 12-inch water main and appurtenances. The remainder of the Plaza Saltillo Water Rehabilitation Phase II project will be constructed by Austin Water as a CIP project, currently scheduled for construction for the Fall of 2018.

The major terms of the proposed Community Facilities and Cost Reimbursement Agreement related to construction include:

1. Austin 1801 will:
 - a. Use the City's approved design plans for water main improvements between Chalmers Avenue and Chicon Street;
 - b. Construct the water main improvements and obtain engineering services during construction from the design engineer (as applicable); and
 - c. Restore and repair pavement and associated appurtenances.
2. The City will:
 - a. Provide inspection services;
 - b. Approve a traffic control plan;
 - c. Assist through the construction contract bidding process; and
 - d. Reimburse Austin 1801.

The City's estimated cost for this portion of its CIP is \$250,000.

Austin 1801 will use the Plaza Saltillo Water Rehabilitation Phase II design plans provided by the City. The Austin 1801 water main improvements project will be bid in compliance with the City's M/WBE Program, Wage Rate Compliance, and Worker Safety Training requirements as required by the City's Third Party Agreement Resolution. Construction is scheduled to start in November 2017.

Other terms of the agreement will require that Austin 1801:

- Pay, without City reimbursement, all costs for financing, interest, fiscal security, accounting, insurance, permitting for the storm water drainage improvement, legal services, and other non-reimbursable soft costs associated with the project;
- Conform to the City's design criteria and construction standards;
- Construct all improvements at their cost and, after the City's final approval of the construction, dedicate the facilities to the City for ownership, operation, and maintenance; and
- Follow the City's standard bidding practices and procedures, including the minority-owned business enterprise procurement program found in Title 2 of the City Code.

There are no fee waivers requested for this proposed Austin 1801 water main improvements project.

The proposed Austin 1801 water main improvements is located in zip code 78702, in City Council District 3.